

# OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

Contact: Dan Van Nada, CCIM  
Vice President of Brokerage Services

E: Dan@FCPG.com  
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall  
Sales & Leasing Associate

E: Ben@FCPG.com  
P: 407.872.0177 ext. 131



## For Lease: \$24.00 / RSF, Full Service

Suite 314: ± 312 RSF Available 9.01.2024  
Suite 202: ± 1,194 RSF Available 1.1.2025

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the New Fern Creek Starbucks

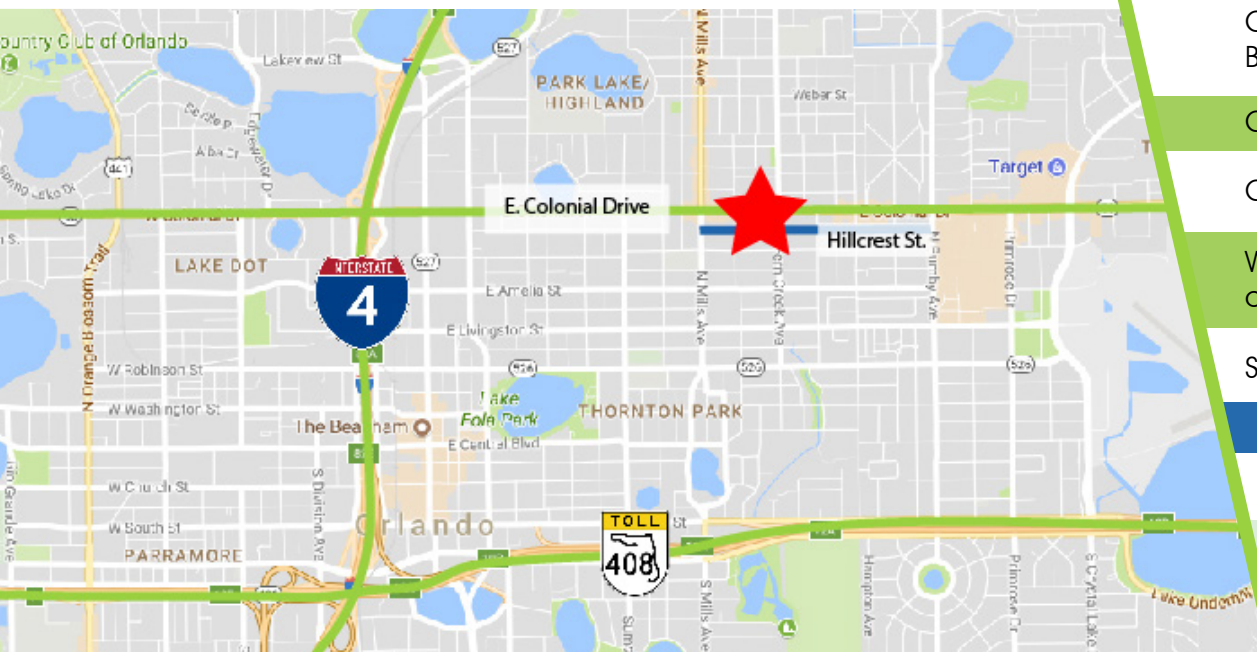
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (48,500 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas



## DEMOGRAPHICS

2024

1 Mile

3 Miles

5 Miles



Total Population

14,964

112,877

296,864



Total Households

8,189

53,921

127,233



Average HH Income

\$148,116

\$131,352

\$111,708

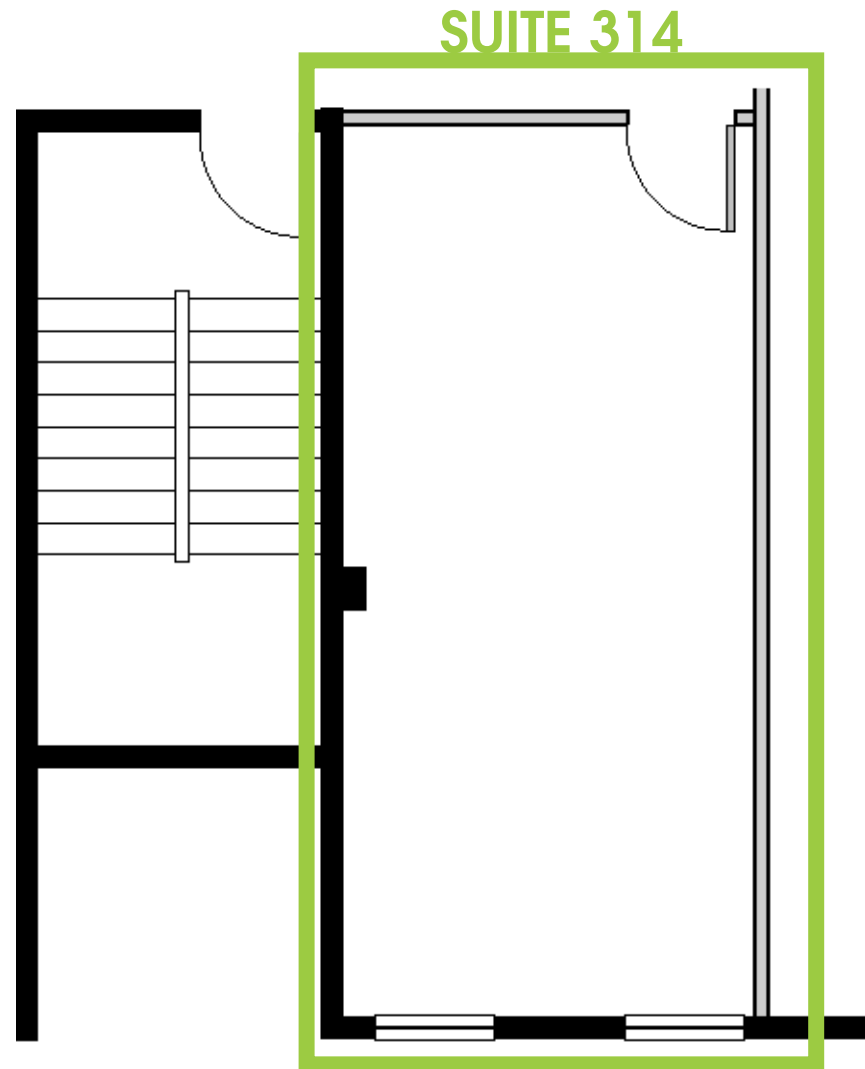
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# SUITE 314

## AVAILABILITY

Suite 314: ± 312 RSF  
Available 9.01.2024



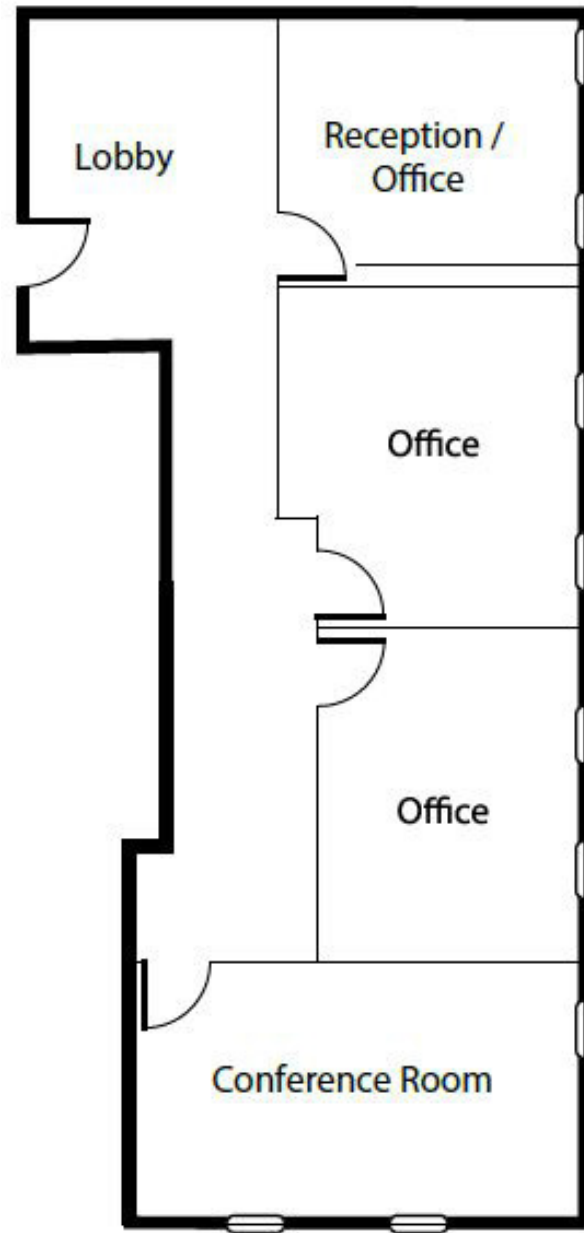
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# SUITE 212

## AVAILABILITY

Suite 212: ± 1,194 RSF  
Available 1.1.2025



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